

TRANSFER
TAX
PAID

WARRANTY DEED

027098

ERNEST E. NILES and SUE C. NILES of Waterville, County of Kennebec and State of Maine for consideration paid, grant to BRUCE A. L. DEARBORN and SARAH A. DEARBORN of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:




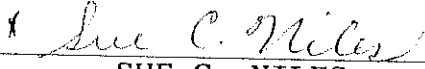
A certain lot or parcel of land situate in said Waterville and being lot No. Two (2) on Plan of Rosemar Park made for L. N. Violette Co., Inc., February, 1949, recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than Six Thousand (\$6,000.00) Dollars shall be built thereon.

Being the same premises conveyed to Ernest E. Niles and Sue C. Niles by warranty deed from I. Helen Braadland, dated November 1, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1075, Page 90.

WITNESS our hands and seals this 14th day of November, 1988.

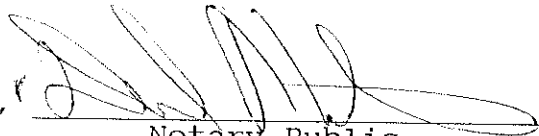

witness
witness
ERNEST E. NILES
SUE C. NILES

THE STATE OF MAINE
Kennebec, ss.

November 14, 1988

Then personally appeared the above named ERNEST E. NILES and SUE C. NILES and acknowledged the foregoing instrument to be their free act and deed.


Before me,


Notary Public

MY COMMISSION EXPIRES AUGUST 31, 1993
DAVID R. WHITTIER

RECEIVED KENNEBEC SS.

1988 NOV 16 AM 9:00

ATTEST: 
REGISTER OF DEEDS

